



## Executive Director's Recommendation

Commission Meeting: March 1, 2018

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<b>PROJECT</b> <b>Building Relocation</b> Joint Base Andrews Camp Springs, Maryland	<b>NCPC FILE NUMBER</b> 7872
<b>SUBMITTED BY</b> United States Department of Defense Department of the Navy	<b>NCPC MAP FILE NUMBER</b> 3207.00(38.00)44699
<b>REVIEW AUTHORITY</b> Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Approval of final site and building plans
	<b>PROPOSED ACTION</b> Approve final site and building plans
	<b>ACTION ITEM TYPE</b> Consent Calendar

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### PROJECT SUMMARY

The United States Department of the Navy proposes to relocate an existing building to a new site formerly used for military housing on Joint Base Andrews. The project consists of a 1,500 square foot building, power generator building (with a 10x12-foot pad), perimeter security fencing, site lighting and security cameras, surface parking (10 spaces), and new access road. The building relocation is required to enable construction of a new hangar facility on the site of the current building (see Project #7873 New Hangar Facility as part of the December 2017 Commission agenda).

### KEY INFORMATION

- The Department of the Navy has submitted the proposed project on behalf of the Air Force.
  - The project has not changed since the Commission's preliminary approval in December 2017.
  - The Air Force has since finalized their NEPA review and is now requesting final approval.
  - The project will not increase overall installation employment, as it is a relocation of an existing mission on Joint Base Andrews.
  - The project complies with an agreement between Joint Base Andrews and the State of Maryland to replace 60% of the tree canopy to be removed. This complies with NCPC's tree replacement policy, which defers to local/state regulations.
  - The project is included in the draft Joint Base Andrews master plan, which was reviewed by NCPC in January 2018.
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### RECOMMENDATION

The Commission:

**Approves** the final site and building plans for the proposed building relocation, located at Joint Base-Andrews in Camp Springs, Maryland.

### PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>May, 2017</b> – Concept Review <b>December, 2017</b> – Preliminary Review
<b>Remaining actions</b> (anticipated)	None.

### PROJECT ANALYSIS

Staff evaluated the proposed building relocation by reviewing its consistency with the project's final Environmental Impact Statement (EIS) and NCPC policies from the Federal Workplace Element of the Comprehensive Plan. Staff is satisfied that the project will site the new facility in a location that best meets its mission requirements. In addition, the Navy commits to a design that would attain various sustainability standards under United States Green Building Council LEED Silver, 2005 Energy Policy Act, and Unified Facilities Criteria (UFC) 1-200-02, High Performance and Sustainable Building Requirements. Therefore, staff recommends that the Commission **approve the final site and building plans for the proposed building relocation, located at Joint Base-Andrews in Camp Springs, Maryland.**

#### Analysis

The project has not changed since the Commission's preliminary approval in December 2017. The Air Force has since finalized their NEPA responsibility and is now requesting final approval. The Commission's preliminary approval recommendation noted that the Commission did not have a recent master plan for Joint Base Andrews to inform its review, but that the project site is the only available location that would accommodate the project requirements. In addition, the Commission noted that the NCPC would need an updated master plan for review of projects located elsewhere on the installation. The Air Force submitted their draft master plan for Commission review in January of 2018.

The future relocation site is to the northeast of the Joint Base Andrews airfield, in an area previously used for military housing. The site is now clear of all development, with the exception of an old access street. The project will erect a new, single-level, pre-fabricated building with an interior space of approximately 1,500 square feet. Project plans show the new building within an enclosed (double chain-link fence) secure area of approximately eight acres. In addition, the new site will contain an access drive, concrete pad (measuring 10x12 feet), and emergency generator within the secure area, and a new 10-space employee parking lot outside of the fenced area. The Air Force will plant 38 new trees and install limited landscaping next to the access road and lot.

Military planners selected the relocation site based on its compatibility with the mission's requirements, which include a safety setback distance. NCPC staff notes that the proposed design complies with various sustainability standards including the United States Green Building Council

LEED Silver standards, the 2005 Energy Policy Act, and the Unified Facilities Criteria (UFC) 1-200-02, High Performance and Sustainable Building Requirements. Additionally, the project is consistent with State and federal regulations pertaining to tree removal, wetlands, stormwater management, and flood protection as stated in NCPC's December 2017 review of the project for preliminary approval.

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

As noted above, the project meets the basic goals and intent of the Comprehensive Plan.

### **Relevant Federal Facility Master Plan**

The draft installation master plan, reviewed by the Commission at its meeting in January 2018, reflects the appropriate change of use for the project site. The site was previously used for base housing, and the draft 2018 master plan classifies the project site for aircraft operations and maintenance, which is appropriate for the proposed project.

### **National Historic Preservation Act**

The project submission states that there are no historic or archaeological resources located within the project area. NCPC does not have an independent Section 106 responsibility for the project with its location outside of the District of Columbia.

### **National Environmental Policy Act**

The project is included in an Environmental Impact Statement (EIS) study as part of the Joint Base Andrews Master Plan update process, which analyzed planned projects on the installation during the next five years. The EIS was concluded through a Record of Decision (ROD), which was issued on December 27, 2017 and included in the project submission. NCPC does not have an independent NEPA responsibility for the project with its location outside of the District of Columbia.

## **ONLINE REFERENCE**

The following supporting document for this project is available online:

- NCPC Staff Project Summary Presentation

Prepared by Michael Weil  
02/21/2018

## **POWERPOINT (ATTACHED)**

# Joint Base Andrews

## Building Relocation

Camp Springs, Prince George's County, Maryland

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Submitted by the United States Department of Defense, Department of the Navy

Final Review

**Commission meeting date:** March 1, 2018

**NPCPC review authority:** Advisory – Federal Project in the Environs (40 U.S.C. § 8722 (b)(1))

**Applicant request:** Final Review

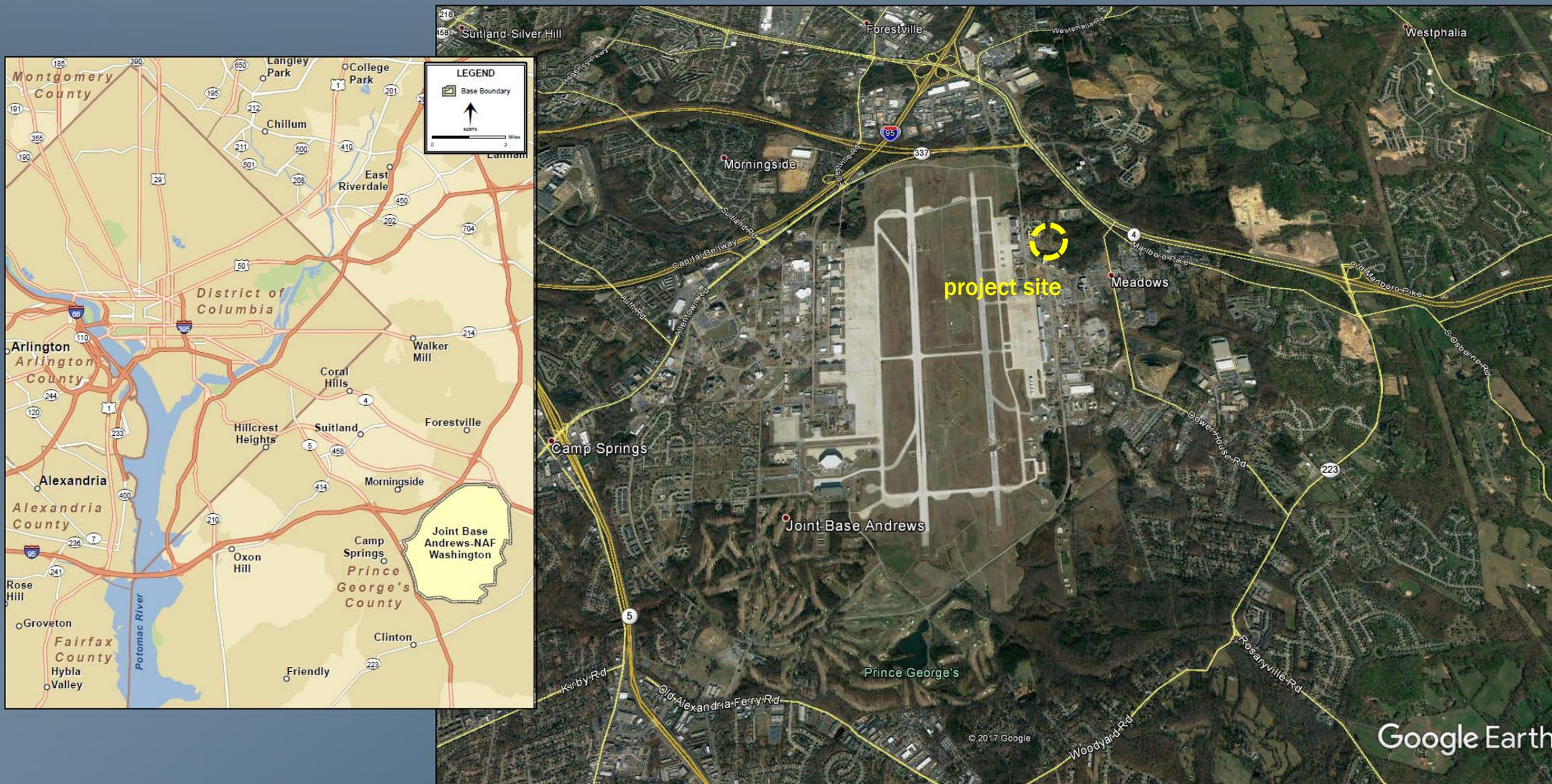
**Delegated / consent / open / executive session:** Consent Calendar

**NPCPC Review Officer:** Michael Weil

**NPCPC File number:** 7872

**Project summary:**

The United States Department of the Navy proposes to relocate an existing building to a new Joint Base Andrews site formerly used as military housing. The project will construct a 1,500 square foot building, power generator building (with a 10x12-foot pad), perimeter security fencing, site lighting and security cameras, parking (10 spaces), and new access road. The building relocation is required to accommodate the new hangar facility [see NPCPC project # 7873 on the May and December 2017 agendas].





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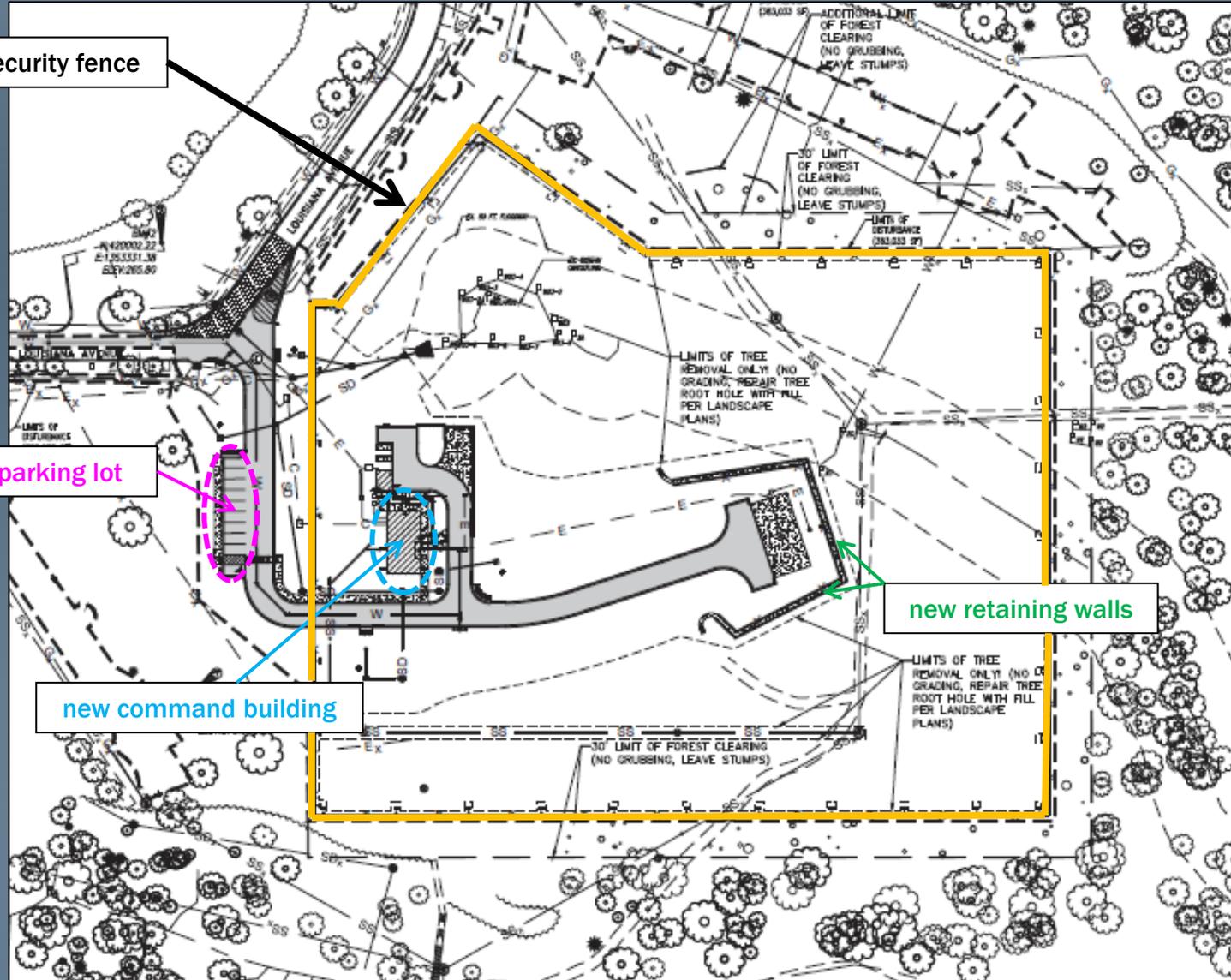


new perimeter security fence

new personnel parking lot

new command building

new retaining walls



1 ELEVATION EAST - OPERATIONS BUILDING  
1/4" = 1'-0"

2 ELEVATION SOUTH - GENERATOR BUILDING  
1/4" = 1'-0"

3 ELEVATION WEST - OPERATIONS BUILDING  
1/4" = 1'-0"

4 ELEVATION EAST - GENERATOR BUILDING  
1/4" = 1'-0"

5 ELEVATION NORTH - OPERATIONS BUILDING  
1/4" = 1'-0"

6 ELEVATION SOUTH - OPERATIONS BUILDING  
1/4" = 1'-0"

### ELEVATION NOTES

SPECIFIC  
(NOTES LISTED BELOW ARE APPLICABLE WHERE INDICATED ON ELEVATIONS)

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(NOTES LISTED BELOW ARE APPLICABLE WHERE INDICATED ON ELEVATIONS)

- 1 MODULAR MASONRY
- 2 METAL WALL PANEL
- 3 STANDING METAL SEAM ROOF AND FASCIA SYSTEM
- 4 CUTTER
- 5 NOT USED
- 6 ROLL UP OVERHEAD DOOR
- 7 GENERATOR IN WEATHERPROOF ENCLOSURE
- 8 PRECAST MASONRY SILL SHAPE □
- 9 EGRESS WINDOW
- 10 PRECAST MASONRY SILL SHAPE ▣
- 11 BLAST RESISTANT WINDOW
- 12 BUILDING SIGNAGE
- 13 KNOX BOX
- 14 SPLASH BLOCK

### GRAPHIC SCALE

1/4" = 0' 0" 4' 0" 8' 0"

NOTE: IF THIS DRAWING IS A REDUCTION USE GRAPHIC SCALES.

DATE: 07/17/13

PROJECT: P8001 RELOCATE JADOC (SATELLITE SITE)

EXTERIOR ELEVATIONS

ARCHITECT: SAMAHA

DATE: 07/17/13

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